



Planning & Community
Development

Construction Fees

The term “construction permit fees” includes several types of fees. The primary fee is the Building Permit Fee, which usually includes both the basic fee (based on valuation) and additional fees (as needed, based on the special attributes of the proposed construction). Fees in Shoreline follow standard practice, which is to base fees on the total value of the construction work to be performed.

The International Code Council (ICC) publishes a table called “Building Valuation Data.” This BVD table is accepted and used across the United States. BVD tables list national averages of construction costs per square foot. (Note that “costs” and “value” are equivalent with respect to the fee calculation.) These cost averages are based on typical construction methods for each occupancy group and type of construction. They include the costs for structural work, electrical work, plumbing, mechanical work, interior finish, normal site preparation, architectural and design services, overhead costs and profit. BVD tables are updated on a regular basis; be sure to contact the City of Shoreline to verify that your information is current.

This method is a consistent basis for determining construction fees for both new construction and also additions to existing structures. In the case of remodels and alterations, value (or cost) information is supplied by applicants or their contractors. This also applies to miscellaneous permits, such as permits for the construction of retaining walls, fences, and swimming pools. Only the cost basis of plumbing, mechanical, and right-of-way permits may be different; those are typically based on the hourly rate of work.

Please note that construction permit fees are necessary to funding the cost of the City’s enforcement responsibilities, its review of plans, and its assistance to owners and developers.

EXAMPLE

Given a 3 bedroom/2 bath house with gas heat, the permit fees would be calculated as follows:

1. Determine the Valuation

		<u>Value per square foot</u>
Wood-frame single family dwelling		\$110.29
Garage		\$42.06
Deck		\$20.00
Dwelling	2,530 sq. ft. x \$110.29 =	\$279,033.70
Garage	500 sq. ft. x \$42.06 =	21,030.00
Deck	120 sq. ft. x \$20.00 =	+ 2,400.00
Total Valuation		<u>\$302,463.70</u>

Business Hours: M – F 8:00 a.m. to 5 p.m. ♦ Permit Processing Hours: M – F 8 a.m. to 4:00 p.m.

Note: This handout is for informational use only and is not to be substituted for the Shoreline Development Code. 2/2014

Fees are calculated using this valuation. The value per square foot is updated periodically by the ICC. Please contact us or visit our website to verify the current values.

The building permit fee is determined by using the following table:

TOTAL VALUATION	FEE
\$0 - \$7,000	1 hour minimum (\$155.75 per hour)
\$7,001 - \$25,000	\$75.00 for the first \$2,000.00, + \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00 (1 hour minimum).
\$25,001 - \$50,000	\$397.00 for the first \$25,000.00 + \$11.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.
\$50,001 - \$100,000	\$672.00 for the first \$50,000.00 + \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00.
\$100,001 - \$500,000	\$1,122.00 for the first \$100,000.00 + \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00.
\$500,001 - \$1,000,000	\$3,922.00 for the first \$500,000.00 + \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00.
\$1,000,001 +	\$6,422.00 for the first \$1,000,000.00 + \$3.15 for each additional \$1,000.00, or fraction thereof.

2. Determine the Building Permit Fees

Given a value of \$290,317.90 the fee calculation is:

Basic Fees

\$1,122.00	For the first \$100,000 of value
+ <u>\$1,417.25</u>	Plus \$7.00 for each additional \$1,000 of value
\$2,539.25	Building permit fee
+ <u>\$1,650.51</u>	Plan review fee = 65% of the building permit fee
\$4,189.76	Sub-total
+ <u>\$4.50</u>	WA State Building Code Surcharge
\$4,194.26	Total building permit fee
+ <u>\$467.25</u>	Surface water plan review (3 hour min. for
\$4,661.51	new residential construction and 5 hour min. for
	new commercial)

\$302,463.70
- <u>\$100,000.00</u>
\$202,463.70
÷ 1000
<u>202.46</u>
(202.46 x \$7 = \$1,417.25)

Additional Fees¹

\$155.75	(hourly rate) - Site/zoning review (all new construction)
\$155.75	(hourly rate) - Fire safety review (1/2 hour minimum for residential) ²
\$155.75	(hourly rate) - Critical area review ²
\$155.75	(hourly rate) - Civil plan review (Site drainage/surface water) ²
\$155.75	(hourly rate) - Right-of-way plan review and inspection ²

¹ Additional fees may be assessed at the time of application or as a result of our review. The minimum charge for reviews other than construction plan review is one hour.

² To be determined at time of permit application or issuance.

3. Determine the Plumbing Permit Fees

\$155.75 Plumbing permit minimum hourly rate (up to 4 fixtures)
\$11.50 Per fixture over 4 *

\$155.75 Gas piping minimum hourly rate (up to 4 outlets) as a separate permit
\$11.50 Per outlets over 4

Given the example 3 bedroom/2 bathroom house with gas heat, the plumbing fees would be:

2	Toilets
4	Sinks (2 bath, 1 kitchen, 1 utility)
2	Tub / shower combination
1	Dishwasher
1	Garbage disposal
1	Clothes washer
1	Electric water heater
<u>+1</u>	Floor Drain
13	Total Fixtures
<u>- 4</u>	*Included in hourly rate
9	
<u>x \$11.50</u>	Per fixture over 4
103.25	Subtotal
<u>+ \$155.75</u>	Minimum hourly rate
\$259.00	Total Plumbing Permit Fee

4. Determine the Mechanical Permit Fees

\$155.75 Mechanical permit minimum hourly rate (up to 4 pieces of equipment)
\$11.50 Per piece of equipment over 4 *

\$467.25 Commercial – 3 hour minimum (up to 4 pieces of equipment)
\$11.50 Per piece of equipment over 4 *

Given the example 3 bedroom/2 bathroom house with gas heat, the mechanical fees would be:

4	Vent fans
1	Kitchen hood
1	Gas furnace
1	Gas range
1	Gas fireplace
<u>+3</u>	Gas piping outlets
11	Total fixtures
<u>-4</u>	*Included in hourly rate
7	
<u>x \$11.50</u>	Per fixture over 4
\$80.50	Subtotal
<u>+ \$155.75</u>	Minimum hourly rate
\$236.25	Total Mechanical Permit Fee

Given the example 3 bedroom/2 bathroom house with gas heat and a new driveway, the total permit fees would be:

5. Calculate the Total Permit Fees¹

\$4,194.26	Building/Plan Review
\$467.25	Civil Plan Review
\$155.75	Zoning Review
\$259.00	Plumbing Permit
\$236.25	Mechanical Permit
\$77.88	Fire Safety Review (1/2 hour minimum charge) ²
<u>+ \$233.63</u>	Right-of-Way Permit (1 1/2 hour minimum charge) ²
\$5,624.02	

¹ These fees are based on a specific example. The actual amount will vary based on the actual conditions as well as the complexity of the proposal and other factors such as critical areas, variances, need for a clearing and grading permit, or any other activity that may require additional review.

² Subject to adjustment during plan review



VALUE PER SQUARE FOOT

January 2013

	I-A	I-B	II-A	II-B	III-A	III-B	IV	V-A	V-B
APARTMENTS/CONDOMINIUMS	150.25	143.99	139.01	131.94	119.77			104.74	100.18
ARENA/STADIUM	204.84	197.25	190.73	182.80	169.46	165.11		153.12	147.21
ASSISTED LIVING FACILITY (I-1)	177.76	171.50	166.52	159.45	146.31	142.45		131.29	126.72
AUDITORIUM/ASSEMBLY ROOM	173.93	166.34	159.82	151.89	138.66	134.32		122.32	116.42
BANK	179.33	172.77	166.90	158.73	144.01	138.61		126.55	140.48
CANOPY (COMMERCIAL)	74.83	70.51	66.11	62.74	56.42	52.69	59.81	44.15	42.06
CARPORT (PRIVATE)									20.00
CASINO/NIGHTCLUB/GAMING	175.48	170.50	165.74	159.07	149.41	145.36		135.40	131.56
CHURCH	207.90	200.31	194.76	185.86	173.66	168.32		157.32	150.42
DAYCARE/PRESCHOOL	177.76	171.50	166.52	159.45	146.31	142.45		131.29	126.72
DECK(S)								20.00	20.00
DWELLING									110.29
DWELLING/UNFINISHED BASEMENT									20.00
GARAGE (PRIVATE)								44.15	42.06
GARAGE/PARKING FOR APARTMENT	99.53	94.44						61.02	55.71
GARAGE/POLE BLDG (PRIVATE)								20.00	20.00
GARAGE/PUBLIC PARKING	99.53	94.44	89.29	84.49	75.57	70.95		61.02	55.71
GREENHOUSE				62.74					42.06
HIGH HAZARD MATERIALS	96.79	91.94	87.04	82.47	73.97	69.57		60.11	55.06
HOME FOR THE ELDERLY	210.47	203.90	198.04	189.87	175.09			157.63	
HOSPITAL	304.49	297.93	292.06	283.89	268.89			25061	
HOTEL/MOTEL	179.14	172.89	167.90	160.83				132.93	128.36
INDUSTRIAL/FACTORY - LOW HAZARD	107.42	102.32	97.18	92.38	83.24	78.92		68.69	63.39
INDUSTRIAL/FACTORY - MOD HAZARD	108.42	103.32	97.18	93.38	83.24	79.62		68.69	64.39
JAIL/DETENTION FACILITY								153.01	144.94
LABORATORY	179.33	172.77	166.90	158.73	144.01	138.61		126.55	120.48
LIBRARY	173.93	166.34	159.82	151.89	138.66	134.32		122.32	116.42
LICENSED CARE/RESIDENTIAL								131.29	126.72
MEDICAL OFFICE	179.33	172.77	166.90	158.73	144.01	138.61		126.55	120.48
MUSEUM								122.32	116.42
OFFICE SPACE	179.33	172.77	166.90	158.73	144.01	138.61		126.55	120.48
POLE BUILDING (COMMERCIAL)								44.15	42.06
RESTAURANT/DINING/DRINKING	174.48	169.50	163.74	158.07	147.41	144.36	152.20	133.40	130.56
SCHOOL/CLASSROOM(S)	190.23	183.68	178.30	170.23	158.53	150.15		138.54	134.04
STORAGE - LOW HAZARD	99.53	94.44	89.29	84.49	75.57	70.95		61.02	55.71
STORAGE - MODERATE HAZARD	100.53	95.44	89.29	85.49	75.57	71.95		61.02	56.71
STORE/RETAIL SPACE	130.79	125.81	120.05	114.38	104.47	101.42	108.50	90.46	87.62
THEATER - NO STAGE	205.84	198.25	192.73	183.80	171.46	166.11		155.12	148.21
THEATER - WITH STAGE	224.86	217.27	211.75	202.82	190.47	185.12		174.13	167.22
UTILITY/MISCELLANEOUS		70.51	66.11	62.74	56.42	52.69		44.15	42.06